

#### LEGEND:

A	=	ARC LENGTH
ASPH.	=	ASPHALT
B.E.	=	BOTTOM OF ENCLOSURE
BFP	=	BACKFLOW PREVENTER
BP	=	BOLLARD PIPE
BST	=	BELLSOUTH TELEPHONE
C	=	CENTRAL ANGLE
CB	=	CATCH BASIN
CS	=	CONCRETE BLOCK & STUCCO
CMP	=	CORRUGATED METAL PIPE
C.O.	=	CLEANOUT
CONC.	=	CONCRETE
D.C.R.	=	MIAMI-DADE COUNTY RECORDS
DIA.	=	DIAMETER
D.I.P.	=	DUCTILE IRON PIPE
DMH	=	DRAINAGE MANHOLE
EB	=	ELECTRIC BOX
EL	=	ELEVATION
FH	=	FIRE HYDRANT
FOUND	=	FOUND
F.L.	=	FLORIDA POWER & LIGHT COMPANY
I.E.	=	INVERT ELEVATION
I.P.	=	IRON PIPE
IRR.	=	IRRIGATION
I.V.	=	IRRIGATION VALVE
LB.	=	LICENSED BUSINESS
LT	=	LANDSCAPE LIGHT
L.P.	=	LIGHT POLE
MH	=	MANHOLE
M.P.	=	METAL LIGHT POLE
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM, 1929
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
P.C.	=	POINT OF CURVATURE
P.G.	=	PAGE
P.T.	=	POINT OF TANGENCY
P.V.C.	=	POLY-VINYL CHLORIDE (PIPE)
R	=	RADIUS
R.C.P.	=	REINFORCED CONCRETE PIPE
R.E.	=	RIM ELEVATION
R.W.	=	RIGHT-OF-WAY
T.B.	=	TELEVISION BOX
SMH	=	SANITARY MANHOLE
WMB	=	WATER METER BOX
WV	=	WATER VALVE

#### NOTES:

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY OF LOTS 1, 2, 3 AND 4, BLOCK 2, "LINDISFARNE ON FISHER ISLAND SECTION 10", AS RECORDED IN PLAT BOOK 157 AT PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- LEGAL DESCRIPTION OBTAINED FROM LOT SURVEYS PREPARED BY THIS FIRM.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.01°55'00"W., ALONG THE WEST LINE OF LOT 1, BLOCK 2, "LINDISFARNE ON FISHER ISLAND SECTION 10", AS RECORDED IN PLAT BOOK 157 AT PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK D-311, ELEVATION +5.63, N.G.V.D. 1929
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST OF OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS, ETC.
- SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCE TO MIAMI-DADE COUNTY BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON CONSTRUCTION, ALL TO BE DETERMINED BY OTHERS.
- OBSERVED LOCATIONS OF VISIBLE SURFACE UTILITIES ARE SHOWN HEREON. THERE MAY EXIST ADDITIONAL UTILITIES THAT ARE NOT SHOWN, BEFORE PERFORMING ANY SUBSURFACE WORK, SUNSHINE NO-CUTS SHOULD BE NOTIFIED AT 1-800-432-4770. FOOTINGS AND FOUNDATION NOT LOCATED.
- TREE TYPE DETERMINED BY SURVEY CREW USING "FLORIDA, MY EDEN" BY F. STRESAU, COPYRIGHT 1986 AND NOT BY A BOTANIST. HEIGHT, DIAMETER AND SPREAD ESTIMATED.
- BUILDING DIMENSIONS MEASURED AT GROUND LEVEL ALONG EXTERIOR FACE OF BUILDING.
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- ROOF OVERHANGS NOT SHOWN UNLESS OTHERWISE NOTED.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.

# VALENCIA WATERFRONT TENTATIVE PLAT

#### LEGAL DESCRIPTION:

LOT 1, BLOCK 2, "LINDISFARNE ON FISHER ISLAND SECTION 10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOT 2, BLOCK 2, "LINDISFARNE ON FISHER ISLAND SECTION 10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOT 3, BLOCK 2, "LINDISFARNE ON FISHER ISLAND SECTION 10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOT 4, BLOCK 2, "LINDISFARNE ON FISHER ISLAND SECTION 10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

#### DEVELOPMENT INFORMATION:

**OWNER:**  
COASTAL HOMES OF SOUTH FLORIDA, INC.  
5959 BLUE LAGOON DRIVE, SUITE 200  
MIAMI, FL 33128  
TELEPHONE NO.: 305-559-4900  
FACSIMILE NO.: 305-226-0609  
EMAIL ADDRESS: smmurry@coastalconstruction.com

**NUMBER OF TRACTS:** 1  
TRACT "A" = 1.1224 ACRES

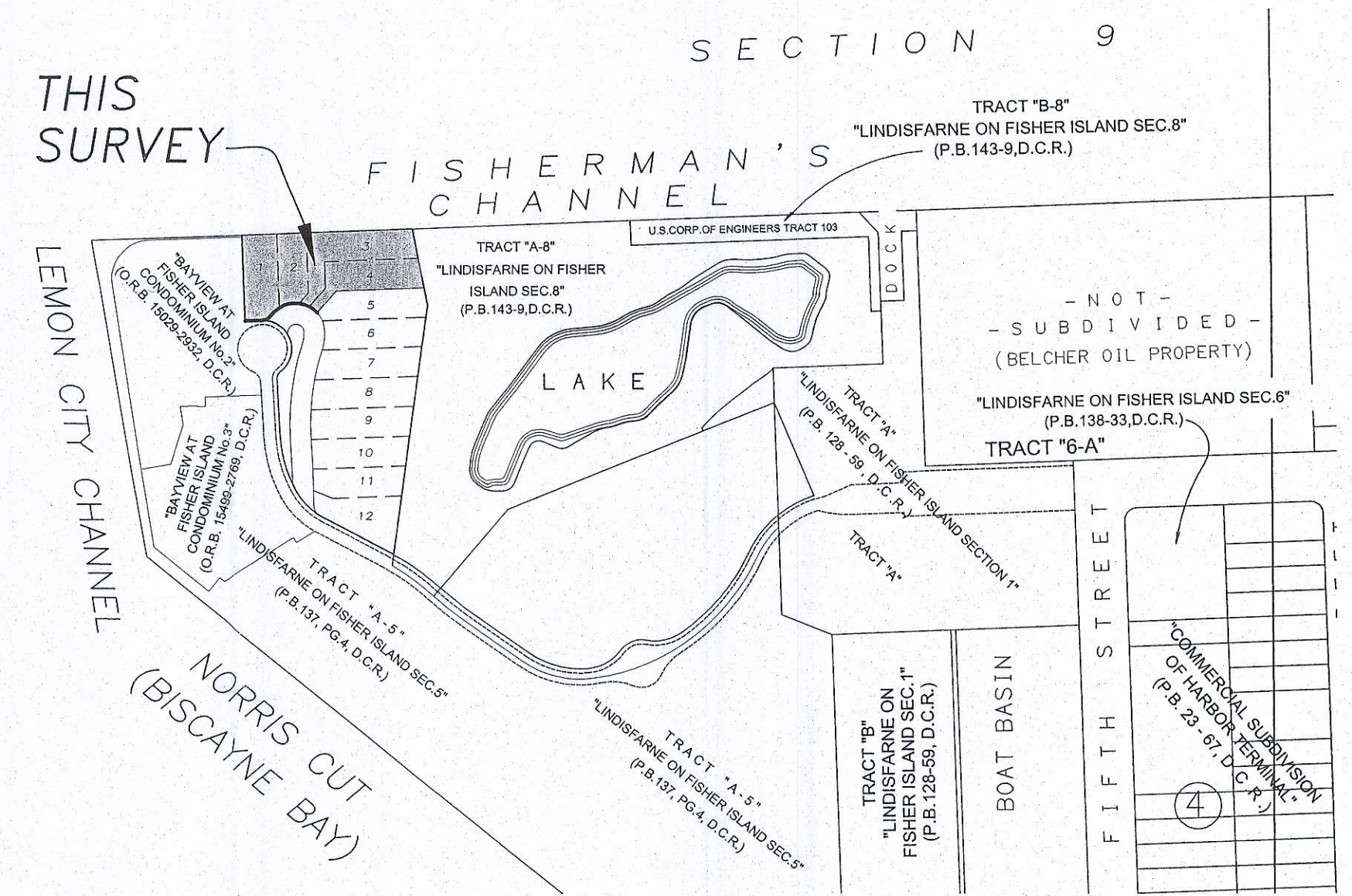
**EXISTING ZONING:**  
RU-4A: HIGH DENSITY APARTMENT HOUSE DISTRICT,  
50 UNITS/NET ACRE

**LAND USE:**  
RESIDENTIAL, SINGLE FAMILY HOME

**MIAMI-DADE COUNTY FLOOD CRITERIA:**  
+5.0 PER THE "AMENDED PLAT OF FLOOD - CRITERIA MAP",  
ESTABLISHED IN 1982, RECORDED IN PLAT BOOK 120, PAGE 13,  
MIAMI-DADE COUNTY, FLORIDA.

**UTILITIES:**  
MIAMI-DADE WATER & SEWER DEPARTMENT  
FLORIDA POWER & LIGHT COMPANY

THIS  
SURVEY



#### LOCATION MAP

A PORTION OF NE 1/4 OF  
SECTION 9, TWP. 54S., RGE. 42E  
MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1" = 300'

#### FEMA FLOOD ZONE INFORMATION:

Community No.: 120635  
Community Name: Miami-Dade County  
Panel No.: 0319  
Suffix: L  
Map Number: 12086C0319L  
Flood Zone: AE  
Base Flood Elevation: +8.0'  
Date of Map Panel: 9/11/11  
Date of Firm Index: 9/11/11

#### NOTE

THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO COMBINE THE FOUR (4) LOTS, VACATE THE EXISTING 4' MAINTENANCE & DRAINAGE EASEMENTS, A PORTION OF THE PLATTED UTILITY EASEMENT AND FLORIDA POWER & LIGHT EASEMENTS, LYING WITHIN THE LIMITS OF THIS PLAT.

#### PROPOSED USE:

SINGLE FAMILY RESIDENCE

#### CONTACT PERSON INFORMATION

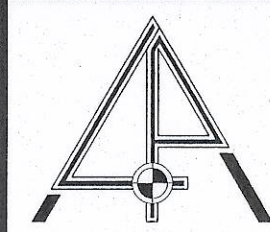
NAME: SEAN M. MURPHY  
COASTAL HOMES OF SOUTH FLORIDA, INC.  
TELEPHONE NUMBER: 305-559-4900  
FAX NUMBER: 305-226-0609  
e-MAIL ADDRESS: smmurry@coastalconstruction.com

#### TREE TABLE:

NO.	TYPE	DIAMETER	HEIGHT	SPREAD
1	COCONUT PALM	7"	20'	15'
2	COCONUT PALM	7"	18'	12'
3	COCONUT PALM	8"	20'	15'
4	COCONUT PALM	8"	20'	15'
5	OAK	12"	22'	20'
6	COCONUT PALM	7"	18'	15'
7	OAK	14"	20'	22'
8	COCONUT PALM	7"	18'	15'
9	COCONUT PALM	8"	18'	25'
10	OAK	15"	25'	25'
11	ARECA PALM	(23)"	5'	3'
12	PALM CLUSTER	3'	15'-18'	18'
13	OAK	12"	25'	22'
14	OAK	12"	22'	22'
15	COCONUT PALM	10"	18'	15'
16	COCONUT PALM	10"	15'	15'
17	COCONUT PALM	10"	15'	15'
18	COCONUT PALM	10"	15'	15'
19	COCONUT PALM	10"	15'	15'
20	ROYAL PALM	16"	25'	20'
21	ROYAL PALM	16"	25'	20'
22	COCONUT PALM	10"	15'	15'
23	COCONUT PALM	10"	15'	15'
24	COCONUT PALM	12"	20'	15'
25	PALM CLUSTER	20"	12'	10'
26	PALM CLUSTER	20"	12'	10'
27	COCONUT PALM	12"	20'	15'
28	COCONUT PALM	10"	20'	15'
29	COCONUT PALM	10"	20'	15'
30	ROYAL PALM	(23)"	25'	18'
31	UNKNOWN	6"	10'	20'
32	PINE	3"	25'	40'
33	PINE	3"	25'	40'
34	UNKNOWN	4"	7'	10'
35	ROYAL PALM	10"	14'	10'
36	ROYAL PALM	10"	14'	12'
37	ROYAL PALM	10"	14'	12'
38	COCONUT PALM	10"	22'	15'
39	COCONUT PALM	12"	22'	15'
40	COCONUT PALM	10"	20'	15'
41	COCONUT PALM	10"	20'	15'
42	COCONUT PALM	10"	20'	15'
43	COCONUT PALM	12"	18'	15'
44	FIGUS	4"	12'	10'



www.callsunshine.com



TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY  
PREPARED FOR: COASTAL HOMES OF SOUTH FL, INC.  
5959 BLUE LAGOON DRIVE, SUITE 200, MIAMI, FL 33128  
SURVEY DATE: 5-1-2012  
JOB ORDER: 12-127  
FILE NO.: B-2262(1)  
FILE NAME: 12-127 UTILITY-4900  
F.B. 239H PG. 68-70  
LEITER PEREZ & ASSOCIATES, INC.  
LAND PLANNERS - ENVIRONMENTAL  
520 N.W. 16TH ST., 2ND FLOOR, SUITE 200, MIAMI, FLORIDA 33139  
MIAMI (305) 652-4133 BROWARD (954) 824-2202 FAX (305) 652-4111  
WEBSITE: www.leiterperez.com LICENSED BUSINESS NO. 9797

#### REVISIONS:

DATE	JOB ORDER	DESCRIPTION	F.B.	PG.

#### NOTES:

- ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM IN G.V.D. 1929
- THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS
- THE LAND SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST OF OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS, ETC.
- THIS SURVEY WAS PREPARED FOR AND COMPLETED BY THE PARTY WHOM PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM SET WITH S.F.P. WELDS WITH LIDENITY.

#### SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS REASONABLY OBTAINED AND DRAWN UNDER OUR STANDARDS AS SET FORTH IN THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461-F, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
LEITER PEREZ & ASSOCIATES, INC.  
BY: GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6365  
STATE OF FLORIDA

NOT VALID WITHOUT  
THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.



IMPORTANT NOTICE TO APPLICANT:  
Make check for the total Processing Fee Payable to: Board of County Commissioners.

**FEES:**  
P.W.W.M. \_\_\_\_\_ \$1,872.00  
Plus \$10.90 per site in excess of 6 sites \_\_\_\_\_ \$0.00  
P.E.R.A. \_\_\_\_\_ \$210.00  
**PRINT** \$2,082.00

Number of Sites : ( 4 )

**FOR OFFICIAL USE ONLY:**

Agenda Date: 5-18-12  
Tentative No.: T 23272-1-NEW  
Received Date: 5-8-12

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities  
**AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>** **\$2,206.92** <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 9 Twp.: 54 S. Rge.: 42 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Valencia Waterfront

2. Owner's Name: Coastal Homes of South Florida, Inc., a Florida corporation Phone: 305-559-4900

Address: 5959 Blue Lagoon Drive, Suite 200 City: Miami State: FL Zip Code: 33126

Owner's Email Address: smmurphy@coastalconstruction.com

3. Surveyor's Name: Geoffrey Leiter / Leiter Perez & Associates, Inc. Phone: 305-652-5133

Address: 520 N.W. 165 Street Road, Suite 209 City: Miami State: FL Zip Code: 33169

Surveyor's Email Address: geoffrey@leiterperez.com

4. Folio No(s): 30-4209-016-0010 / 30-4209-016-0020 / 30-4209-016-0030 / 30-4209-016-0040

5. Legal Description of Parent Tract: Lots 1, 2, 3, and 4, Block 2, LINDISFARNE ON FISHER ISLAND SECTION 10, according to the Plat thereof as recorded in Plat Book 157, at Page 64, of the Public Records of Miami-Dade County, Florida

6. Street boundaries: Valencia Drive and Fisher Island Drive

7. Present Zoning: RU-4A (or RU-4) Zoning Hearing No.: N/A

8. Proposed use of Property:

Single Family Res. ( 1 Units ), Duplex ( \_\_\_\_\_ Units ), Apartments ( \_\_\_\_\_ Units ), Industrial/Warehouse ( \_\_\_\_\_ Square .Ft. ),  
Business ( \_\_\_\_\_ Sq. Ft. ), Office ( \_\_\_\_\_ Sq. Ft. ), Restaurant ( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_ ), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_ )

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

Coastal Homes of South Florida, Inc., a Florida corporation

STATE OF FLORIDA)

SS:

Signature of Owner: \_\_\_\_\_

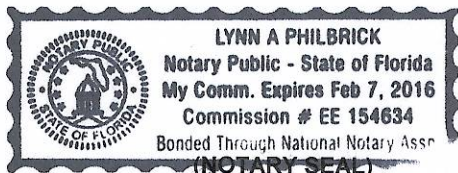
COUNTY OF MIAMI-DADE)

(Print name & Title here): Sean M. Murphy, as Director and Vice-President

Sean M. Murphy, as Director and Vice-President of Coastal Homes of South Florida, Inc., a Florida corporation, on behalf of the corporation

BEFORE ME, personally appeared \_\_\_\_\_ this 7<sup>th</sup> day of May, 2012 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ☒ or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 7<sup>th</sup> day of May, 2012 A.D.



Signature of Notary Public: Lynn A. Philbrick

(Print, Type name here: LYNN A. PHILBRICK)

Feb 7, 2016 (Commission Expires) EE 154634 (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.